N

MAGNETIC

N/F
FRANCIS P. DRAKE
P.O. BOX 1378
PORTLAND, MAINE
8229/47
TAX MAP 314
LOT A-6 LOT 2

N/F
FULLER-JEFFREY
RADIO OF MAINE INC.
583 WARREN AVE.
12515/100, TAX MAP 314
LOT 314-A1

TEMPORARY DELIVERY
TRUCK PARKING AREA

EMPLOYEE
PARKING
(12 SPACES)

DRAINAGE EASEMENT
(DETENTION POND AREA)

PORTLAND WATER
DISTRICT
20' WIDE EASEMENT

PROPOSED
LAND SWAP
(751 S.F.)

DUNKIN'
DONUTS

12 SPACES

7 SPACES

20' WIDE PORTLAND
WATER DISTRICT
EASEMENT

N/F
MAP 314
LOT A-3
2.56 ACRES

N/F
CP&S ASSOCIATES, LLC
BOOK 21,127 / PAGE 333

2" RAISED
CONCRETE
DIVERTER

ACCESS EASEMENT
FOR LOT 314-A-7

UTILITY EASEMENT
FOR LOT 314-A-7

SITE DISTANCE
±793.21
(TO INTERSECTION)

SITE DISTANCE
±916.42

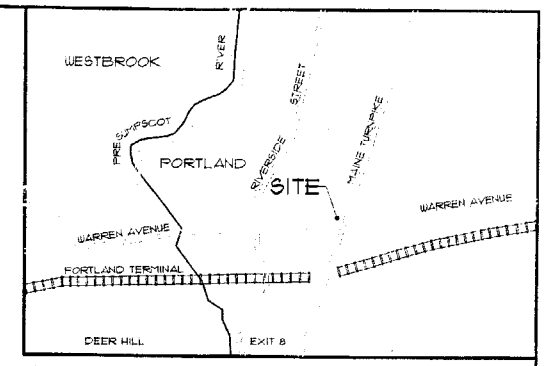
WARREN AVENUE 35 MPH

BENCHMARK
HOR. PK NAIL SET
IN POLE CMP 55
ELEV.= 59.76'

GRAPHIC SCALE

0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PROPERTY IS OLDER BROTHER LLC AND YOUNGER BROTHER LLC BY DEED AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

2. THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP 314 BLOCK A, DEPICTED AS LOT 1 AND IS LOCATED IN THE B-4 (COMMERCIAL CORRIDOR BUSINESS)

3. SPACE AND BULK CRITERIA: (B-4 COMMERCIAL CORRIDOR BUSINESS)

ITEM	ORDINANCE	SUBJECT
MIN. LOT SIZE	10,000 SF	58242 SF
MIN. STREET FRONTAGE	60'	1044'
MIN. FRONT YARD	20'	90'
MIN. SIDE YARD	10'	27'
MIN. REAR YARD	20'	100'
MAX. BUILDING HEIGHT	65 FT	25'
MAX. LOT COVERAGE / IMPERVIOUS AREA	80%	58% 26249 SF.

4. PLAN REFERENCES:

A. EXISTING CONDITIONS PLAN PREPARED BY OWEN HASKELL, INC. DATED JAN. 30, 2002, REVISED AUGUST 12, 2002

B. WETLANDS HAVE BEEN DELINEATED BY DUKE ENGINEERING AND FIELD LOCATED BY OWEN HASKELL, INC.

C. BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED UPON GRID NORTH NAD 1983 MAINE WEST ZONE. CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED UPON NGVD 1929 VERTICAL DATUM.

5. THE PROJECT IS TO BE SERVICED BY PUBLIC WATER AND SEWER SYSTEMS.

6. ALL MATERIALS AND INSTALLATIONS SHALL MEET MDOT, AND/OR CITY OF PORTLAND STANDARDS AND SPECIFICATIONS.

7. APPARENT UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON THE LOCATION OF EXISTING PAINT MARKINGS TOGETHER WITH THE VISIBLE ABOVE GROUND FEATURES OF UNDERGROUND UTILITY STRUCTURES. DIGSAFE MUST BE NOTIFIED PRIOR TO ANY UNDERGROUND EXCAVATION ON THIS SITE TO CONFIRM THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR IS HEREBY CAUTIONED THAT ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.

8. ALL TRAFFIC SIGNS SHALL MEET MUTCD STANDARDS.

10. LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

9. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.

10. ALL POWERLINE UTILITIES SHALL BE UNDERGROUND.

11. SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIP DOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

12. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION MARCH 1991 OR LATEST EDITION.

13. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.

14. ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES, (SEE ABOVE)

15. PRIOR TO CONSTRUCTION A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.

16. EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THIS SITE. FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE ERECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL GROUPINGS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	EASEMENT	
	BUILDING	
	WETLANDS	
	EDGE WETLAND	
	SIGN	
	EDGE PAVEMENT	
	CURBLINE	
	GAS	
	STORM DRAIN	
	FORCE MAIN	
	OVERHEAD ELEC. & TEL.	
	UNDERGROUND ELEC. & TEL.	
	LIGHT POLE	
	UTILITY POLE	
	CATCH BASIN	
	MANHOLE	

REV	DATE	
A	6-14-04	SUBMITTED FOR PRELIMINARY SITE PLAN REVIEW
B	8-19-04	SUBMITTED FOR M.D.O.T. SCOPING MEETING
C	10-7-04	REVISED LAYOUT AND STORMWATER DETENTION POND
D	12-1-04	REVISED SITE LAYOUT

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

Sebago Technics
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PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
03461	-	JFP	JRP	MAL

SITE PLAN
OF
DUNKIN' DONUTS
WARREN AVENUE
PORTLAND, MAINE
FOR:
KIMCO
25 SPURWINK ROAD
SCARBOROUGH, MAINE 04074

DATE	SCALE
12-1-04	1"=20'

SHEET 1 OF 1

03461S2